

**Eau Claire Redevelopment Authority  
Minutes  
Wednesday, March 16, 2016  
North Conference Room, City Hall**

**Members Present:** Jeff Halloin, Mike DeRosa, Martin Green, Dale Peters

**Members Not Present:** David Klinkhammer, Janine Wildenberg, Dr. Thomas Kemp

**Staff Present:** Mike Schatz, Steve Nick, Jay Winzenz, Kelly Thompson, Elaine Coughlin

**Others Present:** Geoff Moeding, Andy Moeding, Stuart Schaefer, Phil Johnson

1. Call to order. This meeting was called to order by Mr. DeRosa at 7:30 a.m.
2. Minutes from the meeting of February 17, 2016. The minutes from the meeting of February 17, 2016 were reviewed by the board. There was one correction made to the minutes in regards to who will serve on the Health Assessment Advisory Committee. The correction is that Mr. Klinkhammer will serve on this committee. The minutes were approved on a motion made by Mr. Green and was seconded by Mr. Halloin. The motion passed.
3. Financial statements. Ms. Thompson presented the financial statements for the month ending February 29, 2016. Operating expenses totaled \$482 and was for an audit on the WEDC SAG grant received for the former post office. Acquisition expenses totaled \$31,456. The financial statements for the month ending February 29, 2016 were reviewed and approved on a motion made by Mr. Halloin which was seconded by Mr. Peters. The motion passed.
4. Request from William Glass, the Brewing Projekt for a 90-day exclusive right to negotiate a development agreement for 1807 Oxford Avenue in the Cannery Redevelopment District. Mr. Glass presented to the board his proposal for purchasing 1807 Oxford Avenue and asked for a 90-day exclusive right to negotiate. He also showed renderings of the proposed renovations to the building. Mr. Glass explained that The Brewing Projekt has been growing and to be able to keep and to expand their products to other regions, they will need more space to do so. He also explained that The Brewing Projekt wants to continue to operate in the downtown of Eau Claire. The board inquired about financing and explained that this project would need to be able to fulfill the needs of the existing TIF in the Cannery District.
5. Request from Geoff Moeding for a 30-day extension to negotiate a development agreement for Block 7 in the North Barstow Redevelopment District. Mr. Schatz explained that he received a message from Mr. Moeding saying he would like to be taken off this agenda.
6. Review of redevelopment sites and potential valuation in the Cannery District. Mr. Schatz showed the board a table of valuations for the Cannery District after redevelopment. Mr. Schatz told the board that staff worked with Assessing to determine valuations that were created in the North Barstow Redevelopment District and used those numbers to show potential values for the future Cannery District. He stated that these are ballpark numbers and that it will depend on the developer and projects to determine the valuations.

There was a motion made by Mr. Peters to go into closed session which was seconded by Mr. Green. The motion passed and the meeting continued into closed session.

#### CLOSED SESSION

The Redevelopment Authority may convene in closed session to discuss the terms and conditions of redevelopment proposals for the Liner Site and Block 7 in the North Barstow Redevelopment District and for 1807 Oxford Avenue in the Cannery Redevelopment District which is permitted in closed session pursuant to Wisconsin Statutes 19.85(1)(e).

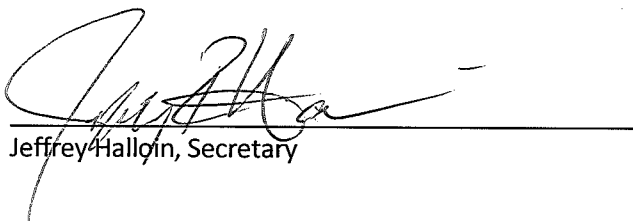
There was a motion made by Mr. Klinkhammer to go back into open session which was seconded by Mr. Green. The motion passed and the meeting continued back in open session.

#### OPEN SESSION

7. Potential motion to consider the request from William Glass, The Brewing Projekt for a 90-day exclusive right to negotiate a development agreement for 1807 Oxford Avenue in the Cannery Redevelopment District. There was a motion made by Mr. Klinkhammer to grant a 90-day exclusive right to negotiate a development agreement for 1807 Oxford Avenue in the Cannery Redevelopment District to William Glass. This motion was seconded by Mr. Peters and the motion passed.
8. Potential consideration of a motion to grant a 30-day extension to negotiate a development agreement for Block 7 in the North Barstow Redevelopment District. This was not voted on.
9. Update on the Indoor Public Market Feasibility Study, Cannery District. Mr. Schatz gave an update on the Indoor Public Market Feasibility Study. He explained the consultant was here for three days conducting interviews. An Idea Lounge hosted by Downtown Eau Claire, Inc. was also held. He said approximately 80 people were in attendance. The next step will be to survey the community. A final report is scheduled for September, 2016.
10. Update on the Health Impact Assessment for the Cannery District. Mr. Klinkhammer gave an update on the Health Impact Assessment. There was a meeting Mr. Klinkhammer attended with Mr. Peters and Mr. Schatz.
11. Consideration of moving the date of the June 15, 2016 meeting. The board agreed to move the date of the June meeting to June 22<sup>nd</sup> (a week later than the usual meeting time).
12. Announcements, directions and correspondence. Mr. Schatz handed out a letter from the North Barstow BID supporting Mr. Moeding's project.

Mr. Schatz will be emailing the PowerPoint from the Health Impact Assessment meeting.

This meeting adjourned at 8:50 a.m.



Jeffrey Hallon, Secretary